

## Set Back Distances for Single and Two Family Dwellings

### NON-ROSO

Zoning District:	S-1	S-2	R-1	R-2	R-3	R-4 <sup>1</sup>
Min. Front Yard:	40'	35'	35'	35'	30'	25'
Min. Side Yard:	10'	10'	10'	5'	5'	5'
Agg. Side Yard:	30'	25'	20'	15'	15'	10'
Min. Rear Yard:	20'	20'	20'	20'	20'	20'
Min Lot Width:	120'	100'	100'	80'	60'	50'
Max. Lot Coverage:	35%	35%	35%	35%	35%	35%
Min. Ground Floor:						
One Story:	1,000 s.f.	1,100 s.f.	1,100 s.f.	1,100 s.f.	800 s.f.	700 s.f.
Two Story:	800 s.f.	800 s.f.	800 s.f.	900 s.f.	*1	*2

R-5 is a special development zoning district and requires review by the Director of Zoning.

Pools and their deck must be set back the same as the areas noted above.

Pool setbacks for R-4 zoning districts are specific as to their location. **Rear or side yard only, not less than 10' to the property line.** See 10.3.2.

Accessory Structures: When closer than 10' to the main building, same as the main structure side yare and rear yard set backs.  
When more than 10' from the main building, within 5 feet of the rear or side yard setback. But, not within 3' of an easement or within the easement.

Corner Lots: The side opposite the narrower front yard is the rear yard.  
There should be only one side yard.

\*1 A two story single family dwelling requires a minimum of 800 square feet for the first story, but does not specify the minimum size of the second story.

\*2 A two story single family dwelling requires a minimum of 700 square feet for the first story, but does not specify the minimum size of the second story.

**ROSO SUB-DIVISION IS 10 FEET SETBACK FOR POOLS.**